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SPATCO

**FOR SALE/LEASE**

# 1201 Cypress Street

North Little Rock, Arkansas

**Lease Rate:**

**\$5.00**

PSF NNN

**Sale Price:**

**Negotiable**



## Office/Warehouse Space Off Interstate 30

### Features

- Lot size: +/- 1.45 acres
- Total square footage: 17,064 SF
- Total lease rate: \$7,150/month or \$5.00/SF, NNN
- Masonry office/warehouse: +/- 9,920 SF, \$6.50/SF, NNN
- Attached utility building: +/- 1,144 SF, \$3.00/SF, NNN
- Stand-alone warehouse: +/- 6,000 SF, \$3.00/SF, NNN
- Pylon signage visible from I-30
- Convenient access to Interstate 30
- Zoning: I-1, Industrial
- Traffic count: approximately 119,000 vehicles per day along I-30 and approximately 7,000 vehicles per day along East 13th Street

### CONTACT US

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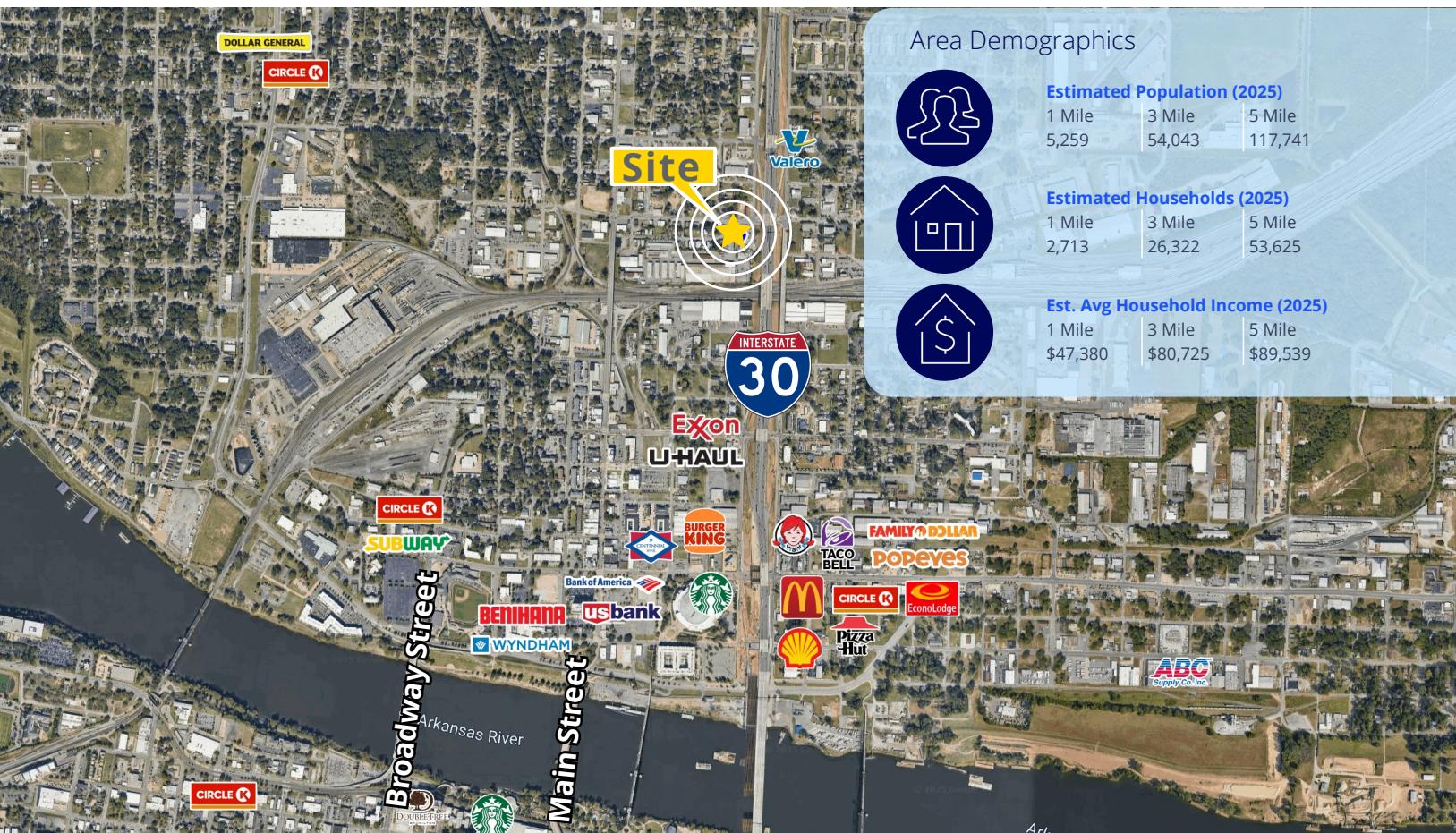
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# Neighborhood Map



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